


FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR SEPTEMBER 23, 2009		

TO Captain John Carr, Fire Department
 Mr. Ken Sands, Parking Authority
 Mr. Kirkland Gabriel, DOT TEC
 Mr. Kevin Sullivan, DOT Planning
 Mr. John Thumbi, DOT Traffic
 Dr. Nollie P. Wood Jr., Mayor's Office
 Ms. Miriam Agrama, DHCD Plans Examining
 Mr. Geoff Veale, Zoning Administrator
 Mr. David Tanner, BMZA

DATE: September 29, 2009

In attendance were:

- Eric Tiso, Wolde Ararsa, Anthony Cataldo, and Bob Quilter for the Department of Planning;
- Kirkland Gabriel and John Thumbi for the Department of Transportation;
- Ken Sands for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll and Vivaldi Nguyen for the Department of Public Works.

Agenda

1. 207 South High Street - Curb Cut Appeal

207 South High Street - Curb Cut Appeal

Zoning: B-3-2

Plans Date: 00

Block/Lot: 1408/027

Urban Renewal: None

Environmental: None

Historic: None

Total Site Area: ±1,580 sqft

Gross Square Footage: ±2,290

In addition to Committee Members and Planning staff, in attendance was:

- Dean Albany, Property Owner

Project Summary:

Mr. Albany purchased this property with the intent to construct a new dwelling on the vacant lot that has remained undeveloped for a number of years. Due to his profession requiring travel for weeks at a time, he was requested to build a garage in the home, so that his two cars would not remain on the streets for a long period of time while he is away on business engagements.

Comments & Issues:

- Curb-Cut Policy:
 - *Goal:* The primary goal for developing a curb cut policy, which includes driveway standards and an appeal process, is to ensure that on-street parking will not be taken away from communities by individual property owners unless a net parking gain for the public can be ensured.
 - The property is landlocked in the rear, and so no other means of parking access is available. Therefore, a front-loading garage is the only option available for on-site parking.
 - In this case, a garage has been built into the house that can accommodate two vehicles, which provides the required net gain in parking.
- Parking:
 - Two 10' by 18' spaces are available in the interior garage.
 - The existing manhole had to be reconstructed to be lower in elevation, in order to accommodate the new driveway entrance. This work has already been completed.
- Accessibility: N/A.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA): Single-family dwellings are a permitted use in this district, and require one off-street parking space (§10-405). No BMZA action is required.

Next Steps

- After reviewing this case, the surrounding area and related facts, the Committee found that this request is reasonable and meets the requirements of the curb cut policy. The curb cut appeal is approved.

NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**